

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

9-Jan-2008

NON-INDUSTRIAL TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

	<u>Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1 US Bank Corp	\$237,478,100	\$14,444,770	\$251,922,870	\$272,902,221
2 Northwestern Mutual Life Ins.	158,982,400	30,092,520	189,074,920	204,820,490
3 Marcus Corp/Milw City Center/Pfister	110,836,100	5,081,630	115,917,730	125,570,997
4 Metropolitan Associates	102,919,000	80,270	102,999,270	111,576,728
5 NNN 411 East Wisconsin LLC	92,818,000		92,818,000	100,547,594
6 Towne Realty	87,831,500	127,660	87,959,160	95,284,125
7 M & I Marshall & Ilsley Bank	69,782,800	14,426,280	84,209,080	91,221,750
8 Geneva Exchange Fund	73,500,000		73,500,000	79,620,851
9 Crichton - Hauck/Shoreline/Juneau Village	72,927,000		72,927,000	79,000,133
10 100 E. Wisconsin Ave Joint Venture	71,472,000	101,000	71,573,000	77,533,376
11 J.P. Morgan Chase Bank	60,980,800	8,294,800	69,275,600	75,044,656
12 Flanders Westborough	63,500,000	77,960	63,577,960	68,872,534
13 875 East Wisconsin-Vanguard Advisors	62,500,000		62,500,000	67,704,805
14 Inland Western Midtown	54,183,900		54,183,900	58,696,166
15 Liberty Property Ltd	54,117,100		54,117,100	58,623,803
16 Mandel Group	49,791,700		49,791,700	53,938,198
17 Johnson Controls	27,003,500	15,106,940	42,110,440	45,617,266
18 Great Lakes REIT/GLR Milw Center	41,359,000	54,780	41,413,780	44,862,590
19 Landmark on the Lake LLC	39,145,000		39,145,000	42,404,874
20 Milwaukee Mecca Hotel	36,426,100	1,706,615	38,132,715	41,308,289
21 Cathedral Place	35,525,000		35,525,000	38,483,411
22 The Grand Ave Mall	33,799,000	185,220	33,984,220	36,814,320
23 Yankee Hill Housing	33,586,000		33,586,000	36,382,937
24 Aurora Health	32,293,300	934,410	33,227,710	35,994,810
25 Granville Holding	32,094,600		32,094,600	34,767,338

* The values indicated above are reported at 92.31% equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

9-Jan-2008

TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

		<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp	\$237,478,100		\$14,444,770	\$251,922,870	\$272,902,221
2	Northwestern Mutual Life Ins.	158,982,400		30,092,520	189,074,920	204,820,490
3	Marcus Corp/Milw City Center/Pfister	110,836,100		5,081,630	115,917,730	125,570,997
4	Metropolitan Associates	102,919,000		80,270	102,999,270	111,576,728
5	NNN 411 East Wisconsin LLC	92,818,000			92,818,000	100,547,594
6	Towne Realty	87,831,500		127,660	87,959,160	95,284,125
7	M & I Marshall & Ilsley Bank	69,782,800		14,426,280	84,209,080	91,221,750
8	Geneva Exchange Fund	73,500,000			73,500,000	79,620,851
9	Crichton - Hauck/Shoreline/Juneau Village	72,927,000			72,927,000	79,000,133
10	100 E. Wisconsin Ave Joint Venture	71,472,000		101,000	71,573,000	77,533,376
11	J.P. Morgan Chase Bank	60,980,800		8,294,800	69,275,600	75,044,656
12	Miller Brewing	133,400	46,843,100	21,210,390	68,186,890	73,865,282
13	Flanders Westborough	63,500,000		77,960	63,577,960	68,872,534
14	875 East Wisconsin-Vanguard Advisors	62,500,000			62,500,000	67,704,805
15	Inland Western Midtown	54,183,900			54,183,900	58,696,166
16	Liberty Property Ltd	54,117,100			54,117,100	58,623,803
17	Mandel Group	49,791,700			49,791,700	53,938,198
18	Johnson Controls	27,003,500		15,106,940	42,110,440	45,617,266
19	Great Lakes REIT/GLR Milw Center	41,359,000		54,780	41,413,780	44,862,590
20	Landmark on the Lake LLC	39,145,000			39,145,000	42,404,874
21	Milwaukee Mecca Hotel	36,426,100		1,706,615	38,132,715	41,308,289
22	Harley Davidson	12,284,185	15,287,400	10,470,230	38,041,815	41,209,819
23	Allen-Bradley	945,100	18,710,300	16,303,660	35,959,060	38,953,618
24	Cathedral Place	35,525,000			35,525,000	38,483,411
25	The Grand Ave Mall	33,799,000			33,799,000	36,613,675

Manufacturers values listed in bold type

* The values indicated above are reported at 92.31% equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

9-Jan-2008

TWENTY-FIVE HIGHEST REAL ESTATE ASSESSMENTS

		<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp	\$ 237,478,100		\$ 237,478,100	\$257,254,536
2	Northwestern Mutual Life Ins.	158,982,400		158,982,400	172,221,959
3	Marcus Corp/Milw City Center/Pfister	110,836,100		110,836,100	120,066,185
4	Metropolitan Associates	102,919,000		102,919,000	111,489,773
5	NNN 411 East Wisconsin LLC	92,818,000		92,818,000	100,547,594
6	Towne Realty	87,831,500		87,831,500	95,145,833
7	Geneva Exchange Fund	73,500,000		73,500,000	79,620,851
8	Crichton - Hauck/Shoreline/Juneau Village	72,927,000		72,927,000	79,000,133
9	100 E. Wisconsin Ave Joint Venture	71,472,000		71,472,000	77,423,965
10	M & I Marshall & Ilsley Bank	69,782,800		69,782,800	75,594,094
11	Flanders Westborough	63,500,000		63,500,000	68,788,082
12	875 East Wisconsin-Vanguard Advisors	62,500,000		62,500,000	67,704,805
13	J.P. Morgan Chase Bank	60,980,800		60,980,800	66,059,091
14	Inland Western Midtown	54,183,900		54,183,900	58,696,166
15	Liberty Property Ltd	54,117,100		54,117,100	58,623,803
16	Mandel Group	49,791,700		49,791,700	53,938,198
17	Miller Brewing	133,400	46,843,100	46,976,500	50,888,556
18	Great Lakes REIT/GLR Milw Center	41,359,000		41,359,000	44,803,249
19	Landmark on the Lake LLC	39,145,000		39,145,000	42,404,874
20	Milwaukee Mecca Hotel	36,426,100		36,426,100	39,459,552
21	Cathedral Place	35,525,000		35,525,000	38,483,411
22	The Grand Ave Mall	33,799,000		33,799,000	36,613,675
23	Yankee Hill Housing	33,586,000		33,586,000	36,382,937
24	Aurora Health	32,293,300		32,293,300	34,982,585
25	Granville Holding	32,094,600		32,094,600	34,767,338

Manufacturers values listed in bold type

* The values indicated above are reported at 92.31% equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value